PETITION FOR ZONING VARIANCE 85-42-17 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part here? hereby petition for a Variance from Section 1802.3C.1, TO PERMIT A SIDE YARD SETBACK OF 31, TO INSTALL AN IN-THE -GROUND POOL , WHICH IS PLANNED IN THE NEAR FUTURE. THE GARAGE ACCESS IS MORE PRACTICAL AND CONVENIENT WITH THE SIDE YARD INSTALLATION. THE ADJACENT PROPERTY ALREADY HAS A GARAGE (LESS THAN 3') , AT REAR OF PROPERTY. WHICH WILL INCREASE THE PROBABILITY OF A FIRE HAZZARD. Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): FREDERICK A. MARSH SR. (T pe or Print Name) Mari a. Marsh City and State Attorney for Petitloner: 22 WALKERN ROAD (Type or Print Name) SRDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_2lst\_\_\_\_ day of June 19\_84, that the subject matter of this petition be advertised, as required by the Zening Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Zoning Cormissioner of Baltimore County. BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 2, 1984 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Mr. & Mrs. Frederick A. Marsh, Sr. 22 Walkern Road Baltimore, Maryland 21221 Nicholas B. Commodari Chairman RE: Case No. 85-42-A (Item No. 361)
Petitioner - Frederick A. Marsh, et ux
Variance Petition MEMPERS Dear Mr. & Mrs. Marsh:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approthat all parties are made aware of plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request inforremaining members are received, I will forward them to you. Describing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours, Michelas B. Commodaifut

NBC:bsc

NICHOLAS B. COMMODARI Chairman -

Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

July 20, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #361 (1983-1984) Property Owner: Frederick A. Marsh, Sr., et ux S/WS Walkern Rd. 380' N/W from centerline Acres: 65 X 115 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Baltimore County highway and utility improvements exist and are not directly

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 361 (1983-1984).

> Very truly yours,
>
> SILBERT S. BENSON, P.E., Asst. Chief Bureau of Public Services

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 25, 1984 Norman E. Gerber, Director

FROM Office of Planning and Zoning Zoning Petition Nos. 85-37-A, 85-38-A, 85-39-A, SUBJECT 85-40-A, 85-42-A, 85-43-A, and 85-44-A

There are no comprehensive planning factors requiring comment

Norman E. Gerber, Director Office of Planning and Zoning

NEG/JGH/sf

85-42-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of June, 1984.

Petitioner'

Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
10W30N MARYLAND 21204 NORMAN E GERBER DIRECTOR

Zoning Commissioner County Office Building

7-13-84

Re: Zoning Advisory Meeting of 7-3-84 Property Owner: Frederick A. Marsh, Sr, etur Location: suls Walkerin Rd. NW of Eustern Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(×)There are no site planning factors requiring comment.
( )A County Review Group Meeting is required.
( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

() This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

() A record plat will be required and must be recorded prior to issuance of a building permit. )The access is not satisfactory. )The circulation on this site is not satisfactory. )The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited

under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board

)Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. )Additional comments:

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF

July 18, 1984 Mr. Arnold Jablon Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee RE: Property Owner: Frederick A. Marsh, Sr., et ux

Location: SW/S Walkern Road 380' N/W from c/l Eastern Avenue Zoning Agenda: Meeting of 7/3/84 Item No.: 361

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Stundard No. 101 "Life Safety Code", 1976 Edition prior

( ) 6. Site plans are approved, as drawn.

REVIEWER: Ly Continue Sureau has no comments, on this time.

REVIEWER: Ly Continue Tolky 7-18-84 Approved:

Planning Group

Fire Prevention Bureau

Special Inspection Division

Fire Prevention Bureau

Bureau of Department of State Roads Commission Bureau of Fire Prevention Health Department

> Project Planning Building Department Board of Education Zoning Administration

Enclosures

aration for zorma vahrance : Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/woulde not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and general welfare of

the community, the variance(s) should should xnot be granted.

day of August, 19 84, that the herein Petition for Variance(s) to permit a side yard setback of 3 feet in lieu of the required 10 feet for the expressed purpose of constructing a garage, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject to the following:

> 1. Water run-off for the proposed garage shall be directed away from the adjoining property.

Frederick A Marsh, Sr. S. W. S. Walkern Road

Variance to permit a side yard setback of 3' in lieu of 10'

A. All structure shall conform to the Beltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged;

B. A building/and other miscellaneous permits shall be required before beginning C. Residential: Three sets of construction drawings are required to file a parmit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

B. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire recistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402. All Section R-203 of the day of Farmily Coals to permit 3'-0 Settings.

F. Requested variance conflicts with the Baltimore County Building Code, Section 10.

G. A change of occupancy shall be applied for, along with an alteration parait application, and three required sets of drawings indicating how the structure will meet the Cods requirements for the proposed change. Brawings may require

H. Before this office can comment on the above structure, please have the owner, thr the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122
(Plams Review) at 111 West Chesapeake Ave., 21204

SW/S Walkern Rd., 380' NW of Centerline of OF BALTIMORE COUNTY Eastern Ave. (22 Walkern Rd.), 15th District FREDERICK A. MARSH, SR., Case No. 85-42-A ET UX, Pet.tioners :::::::

ENTRY OF APPEARANCE

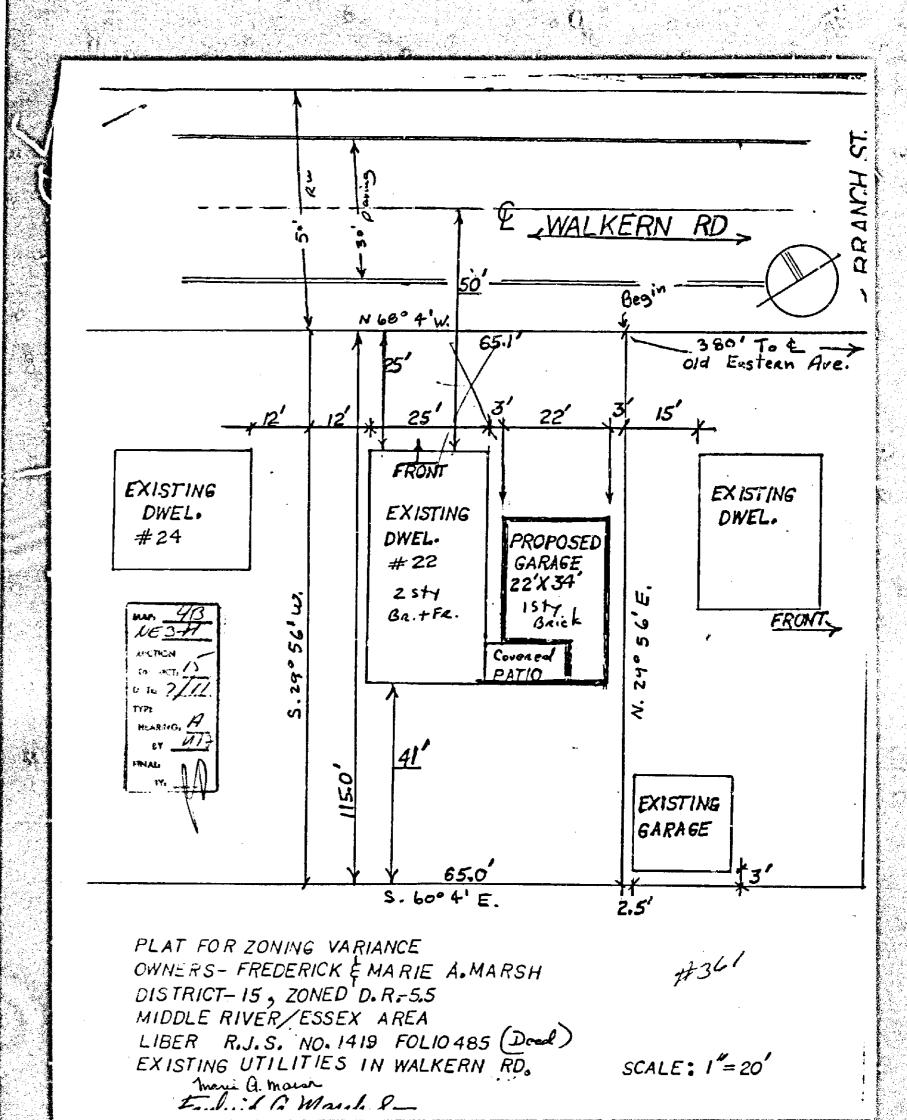
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman
>
> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zummenn Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 26th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frederick A. Marsh, Sr., 22 Walkern Road, Baltimore, MD 21221, Petitioners.

of Cumernan



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER

August 14, 1984

Mr. and Mrs. Frederick A. Marsh, Sr. 22 Walkern Road Baltimore, Maryland 21221

RE: Petition for Variance
SW/S Walkern Rd., 380' NW of the center
line of Eastern Ave. (22 Walkern Rd.)
15th Election District
Frederick A. Marsh, Sr., et ux -No. 85-42-A (Item No. 361)

SCALE: 1"= 20"

Dear Mr. and Mrs. Marsh:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Deputy Zoning Commissioner

Attachments

cc: People's Counsel

DEAR SIR! WILL YOU PLEASE TRY AND HELP US BY HAVING THE HEARING AS Sam AS POSSIBLE. WE APPLIEDER A PERMIT, BUT FOR A DIFFERENT LOCATIEN ON THE PROPERTY. WE HAVE ALREADY BOUGHT ALL OF THE BASIC WATERIAL AND THE FOOTER HAS BEEN DUG. NE HAVE ALSO HAD HELP SCHEDULE THEIR VARATION, TO WORK ON THE PROJECT. Presportally Submotted JUN 21 84 NU ZOMING DEPARTMENT

VICINITY MAP SUBJECT PROPERTY

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 July 23, 1984 STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Item No. 345, 356, 357, 358, 359, 360, 361 ZAC-Meeting of July 3, 1984 Property Owner: Location: Existing Zoning: Acres: District: Dear Mr. Jablon: The Department of Traffic Engineering has no comments for item numbers 345 356, 357, 358, 359, 360 and 361.

July 17, 1984 Mr. & Mrs. Frederick A. Mersh, Sr. 22 Walkern Road Baltimore, Haryland 21221 NOTICE OF HEARING Re: Petition for Variance SW/S Walkern Road, 380° NW of the c/l of Eastern Avenue (22 Walkern Road) Frederick A. Marsh, Sr., et ux - Petitioners Case No. 85-42-A TIME: 9:30 A.H. DATE: Tuesday, August 14, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland of Baltimore County No. 130564 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT FOR: Filling for for Von. # 361 3 018\*\*\*\*\*\*35p0:0 8214A VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMOPE COUNTY Fiederich A. Maria, Br. et ut Location of property: 54 /5 M Alkern Azer, 350'NW of Location of Signs: frant of Moments (# 22 nathern Rel.) Petition for Variances **Qe Times** 15th Election District
ZONING: Petition for Variances.
LOCATION: Southwest aide of
Walkern Road, 380 ft. Northwest of the
centerline of Eastern Avenue (22
Walkern Road).
DATE & TIME: Tuesday, August
14, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zening Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variances to permit a
side yard setback of 3 ft. instead of the
required 10 ft. Middle River, Md., Ally 76 19 84 This is to Certify, That the annexed was inserted in Ole Times, a newspaper printed required 10 ft.

Being the property of Frederick A.

Marsh, Sr., et ux, as shown on platplan filed with the Zoning Departand published in Baltimore County, once in each In the event that this Petition is weeks before the 26 ct day of granted, a building permit may be is-aued within thirty the (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the Issuance of said permit during this period for good cause shown. Such request must be received in writing by this date of the hearing set above or made at the hearing.

By Order Of:
Arneld labor

85-42-A

PETITION FOR VARIANCE

15th Election District

Petition for Variance

ZONING: LOCATION:

Southwest side Walkern Road, 380 ft. Northwest of the centerline of Eastern Avenue (22 Walkern

DATE & TIME: Tuesday, August 14, 1984 at 9:30 A.M.

Room 106, County Office Building, 111 W. Chesapeake IPUBLIC HEARING: Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 3 ft. instead of the required 10 ft.

Being the property of Frederick A. Marsh, Sr., et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

6 D23\*\*\*\*\*459512 \$143F

VALIDATION OR SIGNATURE OF CASHIER

85-42-A

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

\$20.00

----July-26----, 19-84-

THE JEFFERSONIAN,

PETTATON FOR VARIANCE 15th Election District

ZONING: Petition for Variance
LOCATION: Southwest side
Walkern Road, 890 ft. Northwest of the centerline of
Eastern Avenus (22 Walkern Road)
DATE & TIME: Tuesday, August 14, 1964 at 2:30 A.M.
PUBLIC HEARING: Room
108, County Office Building.
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regu-lations of Baltimore County will hold a public hearing:

Petition for Variance to per mit a side yard setback of it, instead of the required li

ft.

Being the property of Frederick A. Marsh, Sr., et ux, as shown on piet plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the data of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County July 26.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER August 3, 1984 Mr. & Mrs. Frederick A. Marsh, Sr. 22 Walkern Road Baltimore, Maryland 21221 Re: Petition for Variance SW/S Walkern Rd., 380° NW of the c/l of Eastern Ave. (22 Talkern Rd.) Frederick A. Harsh, Sr., et ux, Petitimers Case No. 85-42-A Dear Mr. & Mrs. Marsh: This is to advise you that \$45.95 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT LD JABLON
Commissioner No. 133226 AMOUNT #45,95

RECEIVED Prederick a. Marsh, Sr.

ADR: Ada, 4 posting #85-42-4

ZONING DESCRIPTION

BEGINNING for the same on the Southwest side of Walkern Road at the distance of three hundred eightyfeet northwesterly ning thence North sixty-eight degrees four minutes West binding on the Southwest side of Walkern Road sixty-five feet thence South twenty-nine degrees fifty-six minutes West one hundred fifteet and North twenty-nine degrees four minutes East sixty-five hundred fifteen feet to the place of beginning. The improvements thereon being known as No. 22 Walkern Avenue. 15 The Electron Dest.